



Special Use Permit #2017-0048
1132 Prince Street (Parcel Address: 1130 Prince Street)
Harambee Books and Artworks

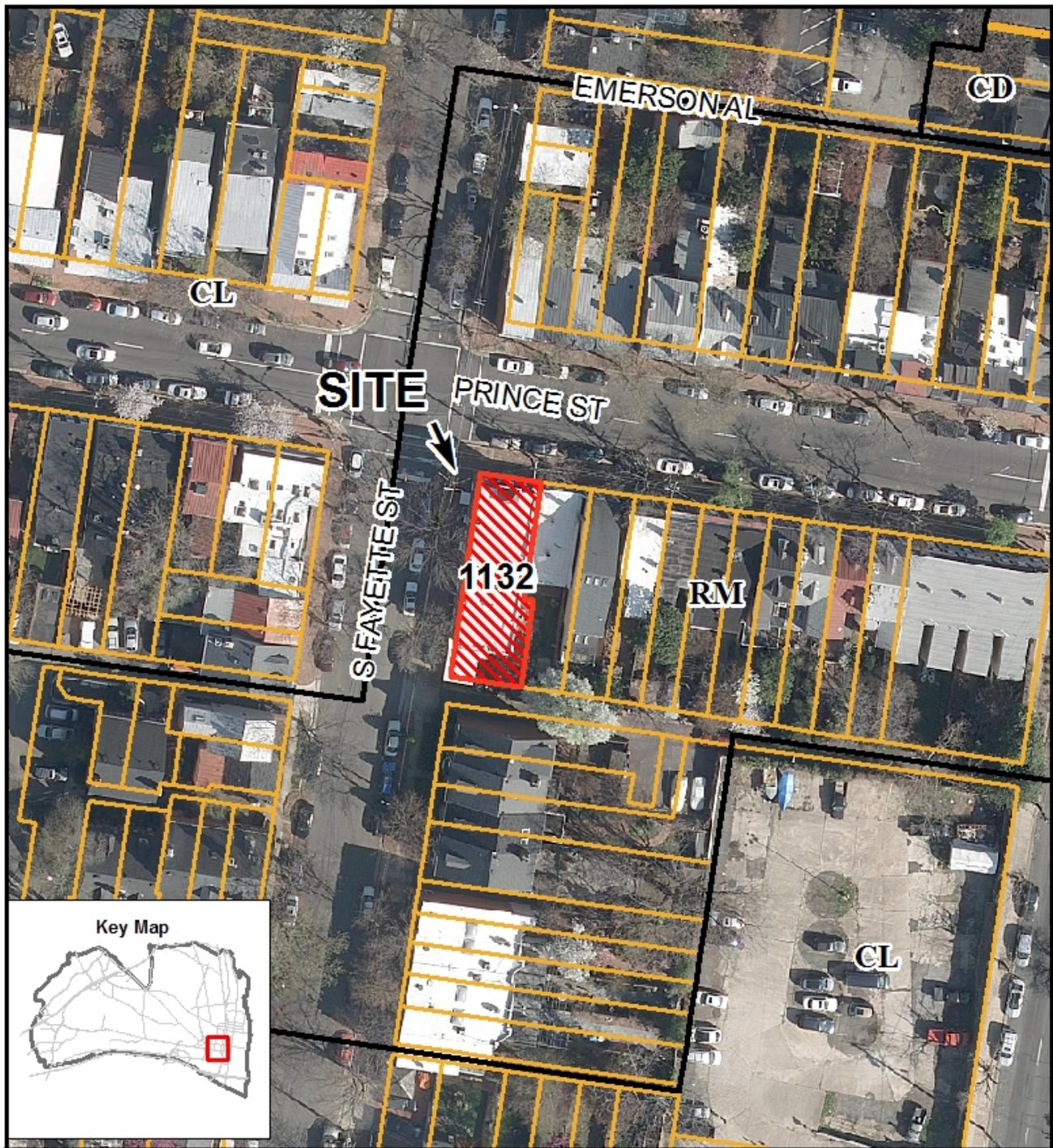
Application	General Data	
Public hearing and consideration of a request to continue operation of a nonconforming use.	Planning Commission Hearing:	October 3, 2017
	City Council Hearing:	October 14, 2017
Address: 1132 Prince Street (parcel address: 1130 Prince Street)	Zone:	RM/Townhouse
Applicant: Bernard Reaves	Small Area Plan:	Old Town

Staff Recommendation: APPROVAL subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewer: Ann Horowitz, ann.horowitz@alexandriava.gov

PLANNING COMMISSION ACTION, OCTOBER 3, 2017: By unanimous consent, the Planning Commission voted to recommend approval of Special Use Permit #2017-0048.

Reason: The Planning Commission agreed with the staff analysis.



Special Use Permit #2017-0048
1132 Prince Street (parcel
address: 1130 Prince Street)



I. DISCUSSION

The applicant, Bernard Reeves, requests Special Use Permit approval to continue the operation of a nonconforming commercial use, a retail bookstore, in a residential townhouse zone.

SITE DESCRIPTION

The subject property is one irregularly-shaped corner lot of record with approximately 2,371 square feet of lot area. The lot has two frontages: 29 feet of frontage on Prince Street and 89 feet of frontage on South Fayette Street. The lot is developed with a two-story 3,577 square foot semi-detached mixed-use building. Commercial uses have traditionally occupied the ground level unit. Apartments are located at the rear on the ground level and on the second floor.



The lot is primarily surrounded by residential properties to the north, east, and south. It is adjacent to the CL (Commercial Low) zone to the west on Prince Street where business and professional as well as medical offices are located amidst residential uses. A dense concentration of commercial businesses is sited to the north along South Fayette Street and on King Street. Residential and commercial uses are located one block to the south on Duke Street.

BACKGROUND

The building was constructed between 1896 and 1902. A rear one story addition was constructed between 1921 and 1941. Sanborn maps indicate a general store operated on the ground level from 1902 until at least 1958. It was rezoned as RM in the 1951 Zoning Ordinance, rendering the general store as a nonconforming use, pursuant to Section 12-201(C) of the Zoning Ordinance. City records and Sanborn maps indicate that other nonconforming uses — offices, retail and personal service establishments — continually occupied the tenant space between 1951 and 2016.

The property owner has actively marketed the subject tenant space for commercial uses since the closure of Amara Fashions in 2016 and confirms that the nonconforming use of the space has not been abandoned, according to Section 2-101. Complying residential uses occupied the second floor and the rear of the ground floor beginning in 1958.

Code violations related to property maintenance were identified between 2006 and 2015. The property owner remedied the conditions in each instance.

PROPOSAL

The applicant, Bernard Reeves, the pastor of Zion Baptist Church, requests SUP approval to operate a retail bookstore at 1132 Prince Street, a continuation of a nonconforming use in the RM zone. The Zion Baptist Church, located at 714 South Lee Street, would own the 400 square foot bookstore that would specialize in hard-to-find, previously-owned books in a wide range of subject categories. Two and three dimensional art objects would also be featured at the retail shop. Church volunteers would staff the store.

Additional operational details would be:

Hours of Operation: 10:30 a.m. – 6:30 p.m., Tuesday - Saturday

Number of customers: Up to 10 daily

Noise and Odors: None expected from the retail use

Trash/Litter: Less than one 30-gallon garbage bag containing office paper which would be collected once a week.

PARKING

The proposed bookstore is located within the Central Business District (CBD). Section 8-300(B) of the Zoning Ordinance waives the parking requirement for retail operations that are located in the CBD, exempting the applicant from providing off-street parking spaces.

ZONING/MASTER PLAN DESIGNATION

The subject site is located in the RM/Townhouse zone. Section 3-1100 excludes retail operations in the RM zone, however, Section 12-210 states that nonconforming uses in a residential-zoned building may operate with Special Use Permit approval subject to Section 11-500 and pursuant to the criteria in Section 12-210(B)(2) and (3). Section 11-500 outlines SUP procedures and considerations of the review, namely, a determination that the proposed use would not adversely affect a neighborhood. Section 12-210(B)(2) states that the proposed use may not increase in size or intensity. Section 12-210(B)(3)(a-c) enumerates the criteria upon which the use shall be evaluated: “(t)he degree to which the commercial use serves the nearby neighborhood; (t)he degree to which the commercial use is compatible with existing uses in the nearby neighborhood; and (t)he degree to which the commercial use enhances the nearby neighborhood.”

Further, Section 12-210(C) states that after City Council determines that Section 12-210 is met, it can approve a change in a nonconforming commercial use “in the zone classification in which such nonconforming commercial use is first permitted in the zoning code in effect at the time such use first became a nonconforming use, or to a more restrictive use.” Given that the general store use is first listed in the C-1 zone of the 1951 ordinance as a “food products store,” uses in that category or more restrictive uses, would be eligible for consideration as a

continuing nonconforming use through this Special Use Permit. These uses are: any use permitted in the RC residence zone; automatic public laundry; bank; barbershop or beauty shop; cleaning, laundry, or pressing agency; drugstore; food products store; photographic studio; stationery store, or lending library; parking lots; static transformer; and undertaking establishment.

The subject site is situated within the boundaries of the Old Town Small Area Plan which designates the parcel for commercial use. The plan recognizes that commercially designated areas along Prince Street may also contain residential uses.

II. STAFF ANALYSIS

Staff supports the applicant's request to operate a small bookstore at 1132 Prince Street. Although the proposed retail use is nonconforming, commercial uses of similar intensities (office and personal service) have coexisted at this location with residential uses for over one hundred years. Further, City records from the past do not include negative comments related to the commercial uses that operated here. The mix of uses in the general neighborhood has remained consistent over time as the predominate residential uses have been interspersed with office and retail uses on Prince Street as well as located within one block of the dense commercial areas on King and Duke Streets. Staff finds that the proposed use complies with the criteria of Sections 11-500 and 12-210 of the Zoning Ordinance as analyzed:

Section 11-500

The operation of the proposed bookstore at this location would not adversely affect neighborhood residents as the retail use would operate in one small building area and would result in minimal, if any, noise, odor, litter, or traffic impacts.

Section 12-210(B)(2)

The proposed use would not increase in size or intensity from the previous personal service use. The commercial tenant space has gradually reduced in size since 1958 and now occupies only 12 percent of the entire building. Additionally, the intensity of the use has not increased as the Zoning Ordinance designates retail, personal service, and office uses as by-right uses in all commercial zones, except the W-1/Waterfront Mixed-Use Zone.

Sections 12-210(B)(3)(a)

The proposed bookstore would serve the nearby neighborhood as it would provide a rare type of retail operation — an independent bookstore — proximate to residents and office workers. Neighbors may find it appealing to browse through a bookstore, offering a variety of titles, and view unique pieces of art within a short distance of their homes and workplaces.

Section 12-210(B)(3)(b)

Staff believes that the proposed bookstore would be compatible with the existing residential and office uses in the immediate neighborhood as the bookstore, open between 10:30 a.m. and 6:30 p.m., is not expected to disturb residents, particularly during early morning and late evening hours. The hours of operation are regulated in Condition 2. Further, traffic and parking

would not be impacted as the number of expected patrons is minimal. They would likely arrive by foot, bike, or public transportation due to the proximity of residential areas, BikeShare stations, bus and trolley routes, and the King Street Metro station. The applicant is required to encourage employee use of alternative means of transportation in Condition 8, and employees who drive must park off street, as required in Condition 7. The bookstore use would be compatible with the King Street retail mix as it would favorably contribute to the mix of independent retailers also offering unique products in this area.

Section 12-210(B)(3)(c)

A bookstore at 1132 Prince Street would enhance the surrounding neighborhood as it reactivates the “corner store” experience in this area. Corner stores were common throughout residential neighborhoods in Old Town and the continuance of this land use pattern is consistent with recent mixed-use redevelopment projects that feature low-impact commercial uses on ground floors and residential units on upper floors. A diversity of compatible neighborhood uses enhances the overall quality of life and residential experience.

Section 12-210(C)

The retail bookstore use proposed at 1132 Prince Street is identical in retail character and intensity to a “stationery store, or lending library,” one of the retail uses listed in the 1951 C-1 Zone and, therefore, eligible as a continuing nonconforming use. Moreover, the proposed bookstore would be less intense than other uses listed in the zone, such as an automatic public laundry or a beauty salon.

CONCLUSION

Given the lack of negative impacts associated with a small retail bookstore, its compatibility with a generally mixed-use neighborhood, and its consistency with previous nonconforming uses, staff recommends approval of the Special Use Permit request, subject to the conditions contained in Section III of this report.

III. RECOMMENDED CONDITIONS

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The Special Use Permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The hours of operation of the business shall be limited to between 10:30 a.m. and 6:30 p.m., daily. (P&Z)
3. The applicant shall post the hours of operation at the entrance of the business. (P&Z)
4. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)
5. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
6. The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
7. The applicant shall require its employees/volunteers who drive to use off-street parking. (T&ES)
8. The applicant shall encourage its employees/volunteers to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
9. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
10. The Director of Planning and Zoning shall review the Special Use Permit one year after the business is operational, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Alex Dambach, Division Chief, Department of Planning and Zoning
Ann Horowitz, Urban Planner

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)
- R-2 The use must comply with the city's noise ordinance. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)
- R-3 The applicant shall require its employees/volunteers who drive to use off-street parking. (T&ES)
- R-4 The applicant shall encourage its employees/volunteers to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)
- R-5 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least once a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Section 5-1-42- Collection by Private collectors. (c) Time of collection. Solid waste shall be collected from all premises not serviced by the city at least once each week. No collections may be made between the hours of 11:00 p.m. and 7:00 a.m. (6:00 a.m. from May 1, through September 30) if the collection area is less than 500 feet from a residential area. (T&ES)

Code Enforcement:

- C-1 A building permit, plan review and inspections are not required for a change in use based on the project description in special use permit application. This is not considered a change of use based on the existing use-group classification.

Fire:

No comments or concerns

Health:

No comments received

Parks and Recreation:

No comments received

Police Department:

No comments received

REVISED

Application Materials
SUP2017-0048
1132 Prince Street
4/17/17



APPLICATION
SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2017-0048

PROPERTY LOCATION: 1132 Prince Street, Alexandria VA 22314

TAX MAP REFERENCE: 074.01-09-36 **ZONE:** RM

APPLICANT:
Name: Bernard Reaves

Address: 1132 Prince St, Alexandria VA 22314

PROPOSED USE: Bookstore

THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Bernard Reaves
Print Name of Applicant or Agent

[Signature] 4-10-2017
Signature Date

1132 Prince St
Mailing/Street Address

703-786-3994
Telephone # Fax #

Alexandria VA 22314
City and State Zip Code

INFO@zion-baptistchurch.org
Email address

ACTION-PLANNING COMMISSION: _____	DATE: _____
ACTION-CITY COUNCIL: _____	DATE: _____

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PROPERTY OWNER'S AUTHORIZATION

As the property owner of 1132 Prince St, I hereby
(Property Address)
 grant the applicant authorization to apply for the HANAMBEE BOOKS use as
(use)
 described in this application.

Name: SEAN LAMBE Phone: (908) 770-6772
Please Print
 Address: 204 S. Fayette St. Email: SA/NJ1@verizon.net
 Signature: [Signature] Date: 29 JUN 17

1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

2. The applicant is the (check one):

- Owner
- Contract Purchaser
- Lessee or
- Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.

HANAMBEE BOOKS & ARTWORKS is an outreach
ministry of Zion Baptist Church:
Zion Baptist Church
714 S. Lee Street
Alexandria VA 22314
(703) 836-0246

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>Harambee Books</i>	<i>1132 Prince St</i>	<i>100%</i>
2. <i>& ARTWORKS</i>	<i>Alexandria VA</i>	
3.	<i>22314</i>	

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at *1132 Prince St, Alexandria VA 22314* (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. <i>Sean Lamb</i>	<i>204 S. Fayette St</i>	<i>100%</i>
2.	<i>Alexandria VA</i>	
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose any business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. <i>HARAMBEE BOOKS & ARTWORKS</i>	<i>NONE</i>	<i>N/A</i>
2. <i>SEAN LAMB</i>	<i>NONE</i>	<i>N/A</i>
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

June 29 2017
Date

Reynard Rennie
Printed Name

[Signature]
Signature

Special Use Permit Purpose Application
Property Location: 1132 Prince Street, Alexandria VA 22314

Narrative Description:

Introduction

Harambee Books & Artworks is a start-up bookstore and an outreach ministry of Zion Baptist Church in Alexandria, Virginia. It is the goal of Zion Baptist Church to acquire local market share in the hard-to-find books industry through low price, a dominant selection of products, a competitive variety of services including hard-to-find book search; plus a relaxing, friendly environment that encourages browsing and reading.

Company

Harambee Books & Artworks is an outreach ministry of Zion Baptist Church in Alexandria, Virginia and registered in the state of Virginia. The bookstore will be owned by Zion Baptist Church in Alexandria, Virginia. Our goal is to establish a bookstore at 1132 Prince Street in Alexandria, Virginia. This area is well know and near one of the busiest section of Old Town. The proposed space/facility is a former grocery store, hardware store, and ladies boutique with 400 square ft., which allows the bookstore to stock a small amount of inventory. We will depend primarily on local foot-traffic customers to take advance of our service of providing hard-to-find books.

Mission

Harambee Books & Artwork's mission is to provide quality literature of all types at the lowest possible prices in the Alexandria, Virginia area. The bookstore additionally seeks to provide a comfortable atmosphere for its clients that promotes browsing, relaxation, and an enjoyable environment to spend limited time in. Harambee Books & Artwork's attraction to its customers will be our unique and hard-to-find selection of books, which lower our book acquisition costs and allows our customers to benefit financially. Zion Baptist Church has established collaborative efforts with local churches in Old Town to advance the goals and objective of delivering hard-to-find books.

Products/Services

Harambee Books & Artworks will offer a wide range of hard-to-find books. This includes just about every conceivable category including fiction, non-fiction, business, science, children's, hobbies, collecting, and other types of books. In addition, we offer a hard-to-find book search and order service for customer seeking to find out of print book, classic books, culturally sensitive books, and hard-to-find books in general.

Market

hard-to-find books industry as a whole is going through a large consolidation. Previously, the market was dominated by local, small stores and regional chains. With the advent of the "superstore" as created by Barnes & Noble, the largest players in the market have been able to gather significant market share and drive many independent booksellers out of the market.

Our market is facing a decline in growth over the past few years. This is attributed to the overall weak economy. Book store industry sales rose only 3.6% for last year whereas overall U.S. retail sales grew by 4.3%. However, management believes that this may be

an advantage to the hard-to-find bookstore industry. As customers cut back on purchasing, used bookstores will look more attractive to customers who still wish to

Where independent booksellers can still create a viable position for themselves within the market is in the hard-to-find books segment. This segment generally does not attract big companies since the "superstore" concept is much more difficult to replicate in a market with such low profit margins. This tends to favor the local independent bookseller in the hard-to-find book market segment as long as they can acquire a facility to house an attractive inventory and compete with the national chains.

Financial Considerations

Our start-up expenses comes at a minimum wholesale fees associated with opening the store. Funding has been arranged through Zion Baptist Church and private donations already. We do not anticipate any cash flow problems during the next three years Please note that we expect to be operating at a loss for several months before advertising begins to take effect and draw in customers.

Please feel free to contact the church at (703) 836-0246; or me direct at (703) 786-3994; if you have any questions regarding Harambee Books & Artworks.

Sincerely,



Zion Baptist Church
Rev. Bernard Reaves, Pastor
714 S. Lee Street
Alexandria, Virginia 22314
Email: stbenarde@aol.com
Church Email: info@zion-baptist-church.org
Telephone: (703) 836-0246
Mobile: (703) 786-3994

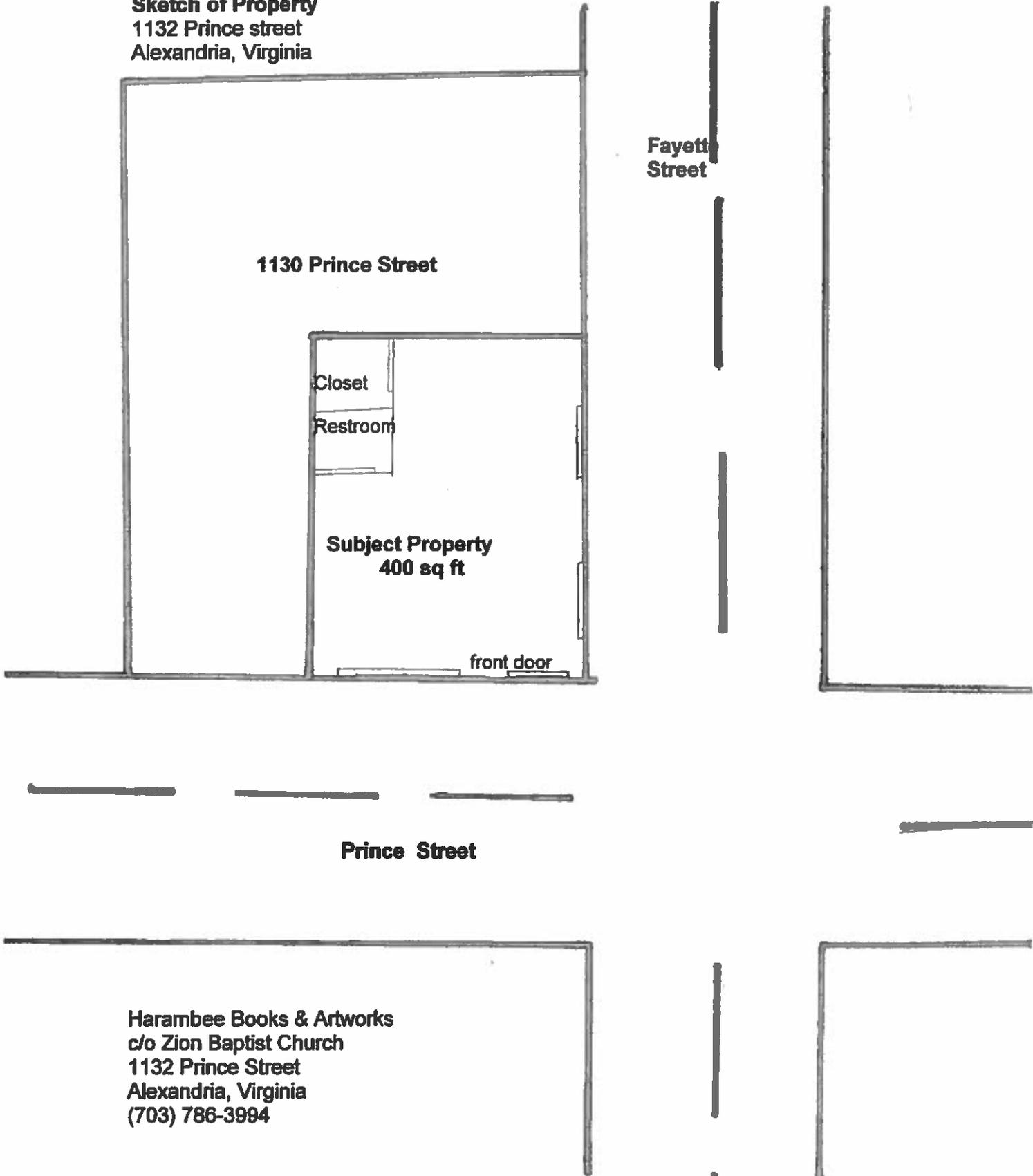
1132 Prince Street, Alexandria, VA 22314
MLS #: AX9730039
(703) 850-2016

Application Materials
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Small Commercial Space (400sf) with main entrance at street level. See attached City of Alexandria Approved Uses without having to file for a special use permit. The space is located on the corner Prince Street and Fayette Street in Alexandria, Virginia.



Sketch of Property
1132 Prince street
Alexandria, Virginia



Harambee Books & Artworks
c/o Zion Baptist Church
1132 Prince Street
Alexandria, Virginia
(703) 786-3994

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USE CHARACTERISTICS

4. The proposed special use permit request is for (check one):

- a new use requiring a special use permit,
- an expansion or change to an existing use without a special use permit,
- an expansion or change to an existing use with a special use permit,
- other. Please describe: _____

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

Approximately 5-10 patrons daily
TUES - SAT: 11:30am - 6:30pm

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).

Zion Baptist Church will staff volunteers at
The bookstore: Tues - Sat, 10:30am - 6:30pm

6. Please describe the proposed hours and days of operation of the proposed use:

Day:	Hours:
<u>Tues - SAT</u>	<u>10:30am - 6:30pm</u>
_____	_____
_____	_____
_____	_____

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

NO NOISE WHATSOEVER -

B. How will the noise be controlled?

N/A

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SUP # _____

8. Describe any potential odors emanating from the proposed use and plans to control them:

None whatsoever

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Very limited office paper, junk mail, and incidental trash.

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

less than one, 30 gallon, garbage bag of trash weekly.

C. How often will trash be collected?

Weekly

D. How will you prevent littering on the property, streets and nearby properties?

Zion Baptist Church will patrol the exterior of the building.

10. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

Yes.

No.

If yes, provide the name, monthly quantity, and specific disposal method below:

11. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

Yes. No.

If yes, provide the name, monthly quantity, and specific disposal method below:

12. What methods are proposed to ensure the safety of nearby residents, employees and patrons?

Volunteers of Zion Baptist Church will be vigilant monitoring the area and ready to contact APD, AFD, etc, as needed.

ALCOHOL SALES

- 13.

- A. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

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PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

- Standard spaces
- Compact spaces
- Handicapped accessible spaces.
- Other.

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Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where is required parking located? (check one)

- on-site
- off-site

If the required parking will be located off-site, where will it be located?

N/A

PLEASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement?
<input type="checkbox"/> Yes <input type="checkbox"/> No



Zion Baptist Church

Old Town Alexandria

Reverend Dr. R. Bernard Reaves, Pastor

Since 1864

ZION BAPTIST CHURCH

714 South Lee Street
Alexandria, VA 22314
Office: (703) 836-0246
Pastor: (703) 836-7570

www.zion-baptist-church.org

Deacon Harry Davis
Chairman of Deacon Ministry

Trustee Beatrice McGuire
Chairperson of Trustee Ministry

Sister Darnella McGuire
Church Clerk

Motto:
Equipping Disciples for Ministry

Weekly Schedule:

Sunday

Church School.....9:15am
Worship Service.....10:30am
Holy Communion.....1st Sunday
Youth Leadership....4th Sunday
(Our church is child friendly)

Wednesday

Prayer Meeting.....7:00pm
Bible Study.....7:30pm

Discipleship Training
3rd Saturday.....10:00am

Vision:

To make disciples of Jesus
Christ for service in ministry to
transform the world.

Core Values:

Faith
Excellence
Leadership
Responsibility
Service

Ministries:

Youth
Children
Audio Visual
Young Adults
Men of Courage
Women of Faith
Health & Wellness
Christian Education
Usher & Greeters
Married Couples
Evangelism
Missions

We welcome all people to find
their path of faith to Jesus
Christ as Lord and Savior.

Zion Baptist Church ("The Church") of Alexandria, Virginia is a nonprofit corporation and legally recognized as a religious organization, which is, and at all times shall be, duly organized, validly existing and in good standing under and by virtue of the laws of the Commonwealth of Virginia.

As determined by the Internal Revenue Service, The Church is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code of 1986 and applicable sections of the Commonwealth of Virginia.

EIN# 52-1527972

The Church's mission is to bring persons into a saving and redemptive relationship with Jesus Christ. The Church is a spiritual body whose only foundation is the Word of God. The Church seeks to be God's agent of healing and wholeness in a wounded and fragmented world.

Physical Address:

Zion Baptist Church
714 South Lee Street
Alexandria, Virginia 22314

Mailing Address:

Zion Baptist Church
Post Office Box 150216
Alexandria, Virginia 22315

Please feel free to contact the church office at (703) 836-0246, you may also contact me direct at (703) 786-3994 or Trustee Beatrice McGuire direct at (703) 548-0386 if you have any questions regarding this matter.

Sincerely,

Rev. R. Bernard Reaves

"Go ye therefore, and teach all nations..." Matthew 28:19